

RESOLUTION NO. HDP19-019

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR A 4-CAR GARAGE FOR THE PROPERTY LOCATED AT 2808 CANYONSIDE DRIVE, SANTA ROSA, APN: 182-020-040

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Hillside Development Permit to construct an 1,814 square-foot garage (with a 1,175 square-foot Accessory Dwelling Unit not subject to Hillside Permit) has been granted based on your project description and official approved exhibit dated May 5, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- Site planning minimizes the visual prominence of the hillside development by taking advantage of existing site features for screening including tree clusters, depressions in topography, setback hillside plateau arrears, and other natural features in that only small portion of the structure will be placed on areas with slopes more than 10 percent and most of it will be on a flat area and no trees will be removed;
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the structure is mostly located on the area with a slope less than 10 percent. However, the required driveway alignment lies in an area with a slope greater than 10 percent.
- Site development does not alter slopes of 25 percent or more except in compliance with Section 20-32.020.B (Applicability-Limitation on hillside development) in that minor portions of the driveway and the structure that is located on areas with slopes more than 25 percent is in compliance with Section 20-32.020.B and it is not placed on a ridge line and does not interrupt the view of the skyline from a major public viewpoint;
- Project grading respects natural features and visually blends with adjacent properties in that the project is located down the hill and will not be visible from any major public viewpoint;
- Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to site topography;
- The proposed project complies with the City's Design Guidelines;
- The proposed project complies with the requirements of this Article and all other applicable provision of this Zoning Code;
- The proposed project is consistent with the General Plan and any applicable specific plan in that the single-family residence and accessory structures are allowed in a Low-Density Land Use;

- The establishment, maintenance, or operation of the use will not under the circumstances of the case be detrimental to the public health, safety, or general welfare in that the proposed project has been reviewed by City departments and conditioned to avoid significant impact; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 in that the project consist of construction of an accessory structure.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

1. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
2. Obtain building permits for the proposed project.
3. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
4. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
5. All grading shall be designed to blend into the natural contours of the site. Slope grading and contour grading techniques shall be utilized. All disturbed areas shall be revegetated with native plants to the maximum extent possible.
6. Driveway shall be improved to a minimum of 16 feet in width to within 200 feet of all sides of the ADU.
7. Fire sprinklers are required due to total floor area of the structure exceeding 1,200 sf and having an attached garage.

This Hillside Development Permit for a garage with attached ADU is hereby approved on this 2nd day of July 2020 for two years provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR

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